



PUBLIC SALE OF REAL ESTATE



3608 Baltimore Pike Littlestown, PA 17340

Auction Date: Thursday October 22nd at 5:30PM

Open House: Thursday October 8th 5:00-7:00PM

For Complete Listing & Pictures Please Visit: reddingauction.com



REDDING AUCTION SERVICE INC.

Included Information

Dear Potential Buyer,

Redding Auction Service is proud to present you with the opportunity to own this property. We encourage all potential buyers to inspect the property and the enclosed information prior to the day of sale. We have provided the following information for your review.

- Property Information
- Terms and Conditions
- Deed
- Aerial
- Methods of Payment
- How to Buy

If you have any questions, please don't hesitate to contact Cole Redding at 717-688-1746 or call our office at 717-334-6941 anytime. We are looking forward to having you at the auction on **Thursday October 22nd 2026**.

Thank you,
Redding Auction Service





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General Information

General Information: If you are looking for a rare business opportunity or looking to expand your business portfolio this is the property for you! This ~13-acre commercial property Located on Baltimore Pike with visibility and exposure with 9,000 vehicles passing daily, 3 miles to Baltimore Pike/Route 15 Corridor and 6 Miles to the Maryland line is a great business or investment opportunity you don't want to miss out on! Existing on the property is a 55 x 50 building that is partially finished on the inside. This property has a conditional use zoning approval for light industrial. Preliminary/Final Plans and PennDOT permit are conditionally approved. Currently the property is approved for a 63,000 SF building. Utilities are available at the site, and its flat layout makes it great for development. There are 2 Wells on this property producing 20 GPM each. This truly is a rare property that you can make your own!

- **Building:** 55'x50' – Steel sided and metal roof. Inside the building is partially finished with electric run and drywall. Concrete floors.

Documents Available:

- Approved NPDES Permit
- Traffic Study
- Crash Report
- Phase 1 Environmental Site Assessment
- Driveway Exhibit
- Existing Building Plans.

This Property has the Following Features

- **Acreage:** 12.39
- **Road Frontage From:** Baltimore Pike & Hickory Road
- **Township:** Mt. Joy.
- **County:** Adams
- **Taxes Approx:**
- **School District:** Littlestown Area School District
- **Zoning:** BPC (Commercial)

Utilities:

- **Water:** 2 Wells Producing 20GPM
- **Sewer:** N/A
- **Gas:** N/A
- **Heating:** N/A
- **Cooling:** N/A
- **Parcel Number:** 30H16-0029-000

Terms: \$25,000.00 Down Payment in certified funds due on the day of auction by the successful bidder. Property is being sold with a reserve. Settlement within 45 days. Property is being sold AS-IS. Announcements made on the day of the auction take precedence over all printed materials. NO BUYERS PREMIUM!

- Closing location to be determined by the seller.
- Possession will take place at time of settlement.

Auction for: Green Pallet LLC

Attorney: John Murphy – Appleleaf Abstracting



REDDING AUCTION SERVICE INC.

Deed

UPI No.: 30H16-0029---000
Address: 3608 Baltimore Pike
Mount Joy Township, Adams County
Littlestown, Pennsylvania 17340

This Deed,

MADE the th26 day of January, in the year Two Thousand Twenty Three (2023)

BETWEEN

CHARLES S. STEPHENS, JR. and MARY M. STEPHENS, husband and wife, of
490 Highridge Parkway, Greenville County, Marietta, South Carolina 29661-----
-----GRANTORS

AND

GREEN PALLET LLC, a Maryland limited liability company, with a principal office
located at 1255 Baugher Road, Carroll County, Westminster, Maryland 21158-----
-----GRANTEE

WITNESSETH, that the said Grantors, for and in consideration of the sum of Four
Hundred Twenty-Five Thousand and 00/100 (\$425,000.00) Dollars lawful money of the
United States, in hand paid by the Grantee, at and before the ensealing and delivery
hereof, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant
and convey to the said Grantee, its successors and assigns:

ALL those two (2) tracts of land situated along the Gettysburg-Littlestown State
Highway, also known as U.S. Route No. 140 in Mount Joy Township, Adams County,
Pennsylvania, bounded and described as follows, to-wit:

Tract No. 1: BEGINNING at a stone at land now or formerly of Rufus Little; thence by
said land North sixty-five and one-half (65-½) degrees West, thirty and nine tenths (30.9)
perches to a stone; thence by land now or formerly of Rufus Little South sixty-seven (67)
degrees West, twenty-four (24) perches to a point in the center of the State Highway.
aforesaid; thence in the center of said State Highway South nine and one-quarter (9-¼)
degrees East, forty and one-tenth (40.1) perches to a point in the center of State Highway;
thence by the same South fifty-two (52) degrees East, twenty-four and three tenths (24.3)
perches to a point at lands now or formerly of Harry A. Snyder; thence by said lands
North twenty-seven (27) degrees East, fifty-six and five tenths (56.5) perches to a stone,
the place of BEGINNING. CONTAINING 12 acres, neat measure.



Deed

Tract No. 2: BEGINNING at a point at the intersection of the center line of Pennsylvania State Route 01079 with the center line of U.S. Route No. 140; thence in the center of U.S. Route No. 140 North forty-nine (49) degrees thirty (30) minutes West, three hundred thirty and thirty-two hundredths (330.32) feet to a point at lands now or formerly of Bernard A. Stonesifer, Jr.; thence by said lands and through a steel pin set back forty (40.00) feet from the center of said U.S. Route No. 140 North forty (40) degrees thirty (30) minutes East, one hundred (100.00) feet to a steel pin; thence by the same South sixty-seven (67) degrees fifty-nine (59) minutes thirty (30) seconds, East one hundred seventy-one and eighty-nine hundredths (171.89) feet through a steel pin set back twenty-three and fifty-nine hundredths (23.59) feet from the center of Pennsylvania State Route 01079 to a point in said state route; thence by the center of said Pennsylvania State Route 01079 South six (06) degrees forty-seven (47) minutes East, two hundred twenty-seven and seventy-five hundredths (227.75) feet to a point, the place of BEGINNING. Tract No. 2 being designated as Lot No. 1 on a survey prepared by J.H. Rife, R.E., under date of October 8, 1960 and June 16, 1961.

RESERVING AND EXCEPTING, HOWEVER, from the conveyance of Tract No. 1 all that tract of land conveyed to Paul W. Durbin and Leary F. Durbin, by Deed dated December 3, 1963 and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 247, Page 801.

IT BEING the same two (2) tracts of land which Real Places, L.P., formerly known as B. L. & B. Associates, a Pennsylvania limited partnership, by Corrective Deed dated September 29, 2022, and recorded October 3, 2022, in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania, granted and conveyed unto Charles S. Stephens, Jr., who is joined by his wife, Mary M. Stephens, as the Grantors herein.

TOGETHER WITH all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said Grantors, as well at law as in equity, of, in, and the same and every part and parcel thereof.

TO HAVE AND TO HOLD the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.



REDDING AUCTION SERVICE INC.

Deed

UNDER and subject to the following covenant which shall run with the land and be binding upon the Grantee, its successors and assigns:

That the within conveyed real estate not any art thereof shall be used for the storage of junked or wrecked motor vehicles or parts thereof.

FURTHER UNDER AND SUBJECT, to the restrictions, covenant, conditions, easements and other matters appearing of record.

AND the said Grantors aforesaid, covenants, promises and agrees, to and with the said Grantee, its successors and assigns, by these presents that the said Grantors or as aforesaid, have not done, committed or knowingly or willingly suffered to be done or committed any act, matter or thing whatsoever whereby the premises hereby granted or any part thereof, is, are, shall or may be charged or encumbered, in title, charge estate or otherwise howsoever.

AND the said Grantors do hereby covenant and agree that they will warrant specially the property hereby conveyed.

IN WITNESS WHEREOF, said Grantors have hereunto set their hands and seals the day and year first above written.

**Signed, Sealed and Delivered
in the Presence of:**

WITNESS:

Jawen Buckland By: [Signature]
Charles S. Stephens, Jr.
Vigin An Gult By: [Signature]
Mary M. Stephens



REDDING AUCTION SERVICE INC.

Deed

STATE OF South Carolina :
COUNTY OF Greenville :

On this, the 26th day of January, 2023, before me, a Notary Public, the undersigned officer, personally appeared **CHARLES S. STEPHENS, JR. and MARY M. STEPHENS**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.



Virginia Ann Shelton
Notary Public

My Commission Expires: 8/30/2032

I HEREBY CERTIFY that the precise address of the Grantee herein is:
1255 Baugher Road, Westminster, Maryland 21158

Blue Ridge Settlement Company,
LLC

By: Arthur J. Becker, Jr.
Arthur J. Becker, Jr., Manager
529 Carlisle Street
Hanover, PA 17331
(717) 630-9688



REDDING AUCTION SERVICE INC.

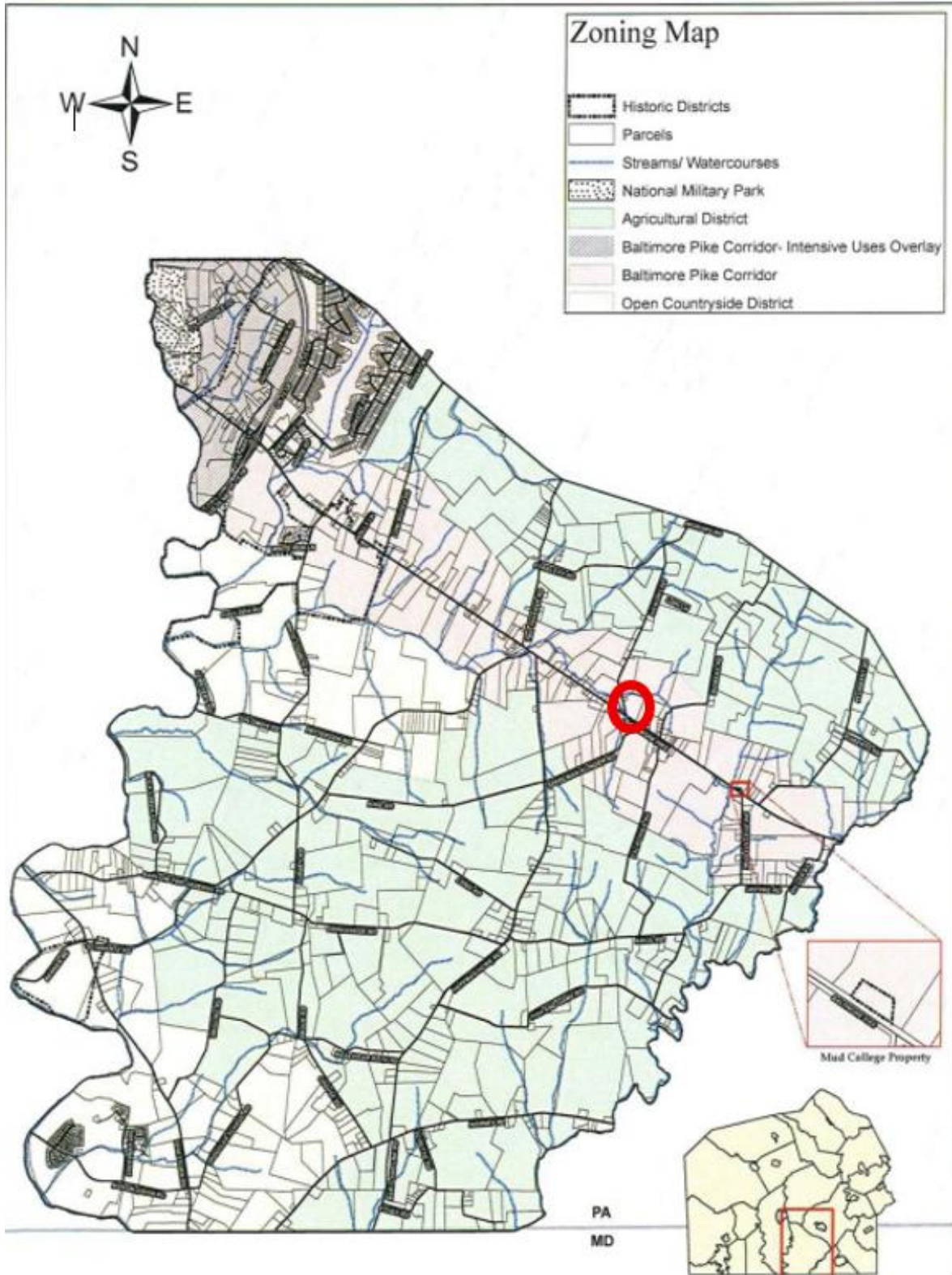
Aerial





REDDING AUCTION SERVICE INC.

Zoning Map





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Zoning Uses

ZONING

110 Attachment 1

Township of Mount Joy

Table of Uses

[Amended 9-3-2020 by Ord. No. 2020-05; 11-4-2021 by Ord. No. 2021-01; 3-17-2022 by Ord. No. 2022-02; 3-17-2022 by Ord. No. 2022-03; 6-20-2024 by Ord. No. 2024-04; 11-21-2024 by Ord. No. 2024-06; 9-18-2025 by Ord. No. 2025-01]

P = Permitted by Right Use

(A) = Accessory Use

CU = Permitted as a Conditional Use

SE = Permitted as a Special Exception

• = Prohibited Use

(See § 110-107 for uses not provided for)

[[Insert Copy B]]

Use	Zoning Districts			
	AC	OC	BPC	BPC-O
Accessory use (A)	P	P	P	P
Adult day-care center			P	
Adult use			P	
Agriculture, excluding CAO and CAFO				CU
Agritourism and agritainment (A)	P	P	P	
Airport or heliport	P		P	
Animal grooming and indoor training	CU			
Auction house or flea market			P	P
Bakery			P	P
Bed-and-breakfast			P	
Billboard	P	CU	P	
Campground				P
Car wash			P	
Care dwelling (A)			P	P
Catering facility (no on-site consumption)	P	P	P	P
Cemetery			P	P
Community solar facility (A)	P			
Concentrated animal operation (CAO)/concentrated animal feeding operation (CAFO)	CU	CU	CU	P
Construction company or tradesperson's headquarters — office only	CU			
Construction company or tradesperson's headquarters — with accessory Outdoor Storage of equipment and materials meeting the requirements of § 110-402XX of this chapter			P	P
Convenience store			CU	P
Crafts or artisan studio			P	P
Data center				CU



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Zoning Uses

MOUNT JOY CODE

Use	Zoning Districts			
	AC	OC	BPC	BPC-O
Day-care center, children			P	P
Direct commercial sales of agricultural commodities (A)	P	P	P	
Dry cleaners, laundries and laundromats			P	P
Dwelling, single-family	P	P	P	P
Dwelling, 2-family	P	P	P	P
Dwelling, multiple-family			CU	
Fence, wall (A)	P	P	P	P
Financial institution			P	
Forestry	P	P	P	P
Funeral home			P	
Gaming				CU
Gasoline service station			CU	P
Golf course			P	P
Grocery store			P	P
Group home	P	P	P	P
Historic building	P	P	P	P
Hobby school			P	P
Hotel or motel			CU	P
Junkyard				CU
Kennel	CU		CU	P
Limited lodging (A)	P	P	P	P
Manufacturing, light			CU	P
Manufacturing, heavy				CU
Massage parlor				P
Medical office			P	P
Mining, quarrying and related processing operations				CU
Motor freight terminal				CU
Motor vehicle repair facility			CU	P
Motor vehicle sales				P
No-impact home-based business (A)	P	P	P	P
Nursing home			P	P
Office			P	P
Parking lot, as a principal use				P
Pets (keeping of) accessory to dwelling (A)	P	P	P	P
Personal services			P	P
Place of assembly			P	P
Place of worship			P	P
Plant nursery or garden center	CU		P	P
Professional services			P	P
Racetrack	CU			
Recreation facility	CU		CU	P
Repair facility (appliances, equipment, bicycles but excluding motor vehicles)			P	P
Restaurant			P	P



REDDING AUCTION SERVICE INC.

Zoning Uses

ZONING

Use	Zoning Districts			
	AC	OC	BPC	BPC-O
Retail (sales and rental)			P	P
Self-storage				P
Slaughterhouse				CU
Small wireless facility use (within a right-of-way)	P	P	P	P
Sober living residence			P	P
Solar energy system			CU	CU
Solar energy system (A)	P	P	P	P
Stable (commercial)	P	CU	P	
Storage facility	CU		CU	CU
Target range	CU		CU	CU
Tavern or bar			P	P
Theater			P	P
Trade school			P	P
Truck stop				CU
Truck stop with major vehicle repair services				CU
Use not provided for			CU	CU
Veterinary office	CU		P	P
Warehouse/distribution center and other logistics uses				CU
Wholesale sales			CU	P
Wireless telecommunications facility, tower-based			CU	P
Wireless telecommunications facility, non-tower-based (DAS, DCU, small cell)	P	CU	P	P



REDDING AUCTION SERVICE INC.

Down Payment (EMD)

Acceptable Methods of Payment

1. ***Cash***
2. ***Certified or Cashier's Check*** payable to **Apple Leaf Abstracting**
3. ***Personal Check***, accompanied by a ***Bank Letter of Guarantee***, letter must read as below and be signed by an officer of the bank.

Example Bank Letter of Guarantee:

Date: (Date of Letter)

To: Redding Auction Service, Inc.
1085 Table Rock Road
Gettysburg, PA 17325

RE: (Full name of Customer requesting letter of Guarantee)

This letter will serve as your notification that the (Name of Financial Institution) will honor/guarantee payment of any check(s) written by (Customer), up to the amount of \$25,000.00

Drawn on Account # (Customer's account number).

This Guarantee will apply only to Redding Auction Service for purchases made on (Date of Sale) only.

Sincerely,

Name of Officer
Title
Bank & Location
Office Phone #



REDDING AUCTION SERVICE INC.

How to Buy

Buying Real Estate at auction is EASY!

- Do your homework! Inspect the property and review the information packet before bidding!
- What does the term “Reserve” mean? When a reserve auction takes place, the auctioneer will submit the highest and best bid to the seller. The seller at that time has the right to accept or reject that bid.
- What does the term “Absolute” mean? When an absolute auction takes place the highest and best bid will be the winner regardless of the price.
- Do I need to pre-qualify? No, we do not require you to pre-qualify to bid at our auction. However, if you intend to obtain bank financing, the bank will require you to qualify for their loan. The Deposit that you make on auction day is non-refundable.
- You will need a down payment as stated in the terms of this packet and the auction.
- The auction will begin at the scheduled time. You should arrive at least 30 minutes early to register (get a bid number). You will need your drivers license or another form of photo ID.
- When the auction begins, the auctioneer will ask for bids. He will say numbers until someone in the crowd agrees to offer the amount asked for. For example, the auctioneer may ask for \$250,000 and he may need to come down to \$225,000 until somebody agrees to bid. At this point the auction begins, and the bidding begins to go up. The auctioneer will call out the next bid he is looking for. IF you are willing to pay that amount, simply raise your hand. There may be several people bidding at first. If you feel the auctioneer doesn't see you, don't be afraid to wave your hand or call out. Eventually everyone will drop out but one bidder. At this point if the property reaches an amount approved by the seller, the property will be sold to the high bidder. If it doesn't reach a price acceptable by the seller, the high bidder may then negotiate with the seller.
- If you are the winning bidder, you will then be declared the purchaser and will be directed how to finalize the sale by signing the sales agreement and paying the required down payment.



ABOUT US

Let our Family serve your Family

Founded in 1970, Redding Auction Service, Inc., is a full-service auction company that is well known for its established reputation in the auction community. Redding Auction Service, Inc. maintains the highest standards in customer service along with continued commitment to providing their customers with a fair and honest auction experience. Redding Auction Service, Inc. is a family owned and operated company with over 127 years combining auction, appraisal, and sales experience. Their knowledgeable, professional staff pride themselves on their commitment to customer satisfaction and gaining the greatest return on your investments. They work hard to ensure that both buyers and sellers have a positive auction experience.

Redding Auction Service, Inc. handles entire estate inventories or can accept single items and small collections to include in a multi-owner auction. The staff at Redding Auction Service, Inc. performs each facet of the sale from inventory to appraisals, promotion of the sale, through conducting the auction with their skilled auctioneers. Redding Auction Service, Inc. is a full-service auction company with proven results. Personal involvement every step of the way will give you a smooth and organized auction. Our knowledgeable and experienced staff can handle large or small sales, estate liquidations, as well as real estate property sales.

If you want professional services at fair rates call Redding Auction Service Inc. today!

PA License # AU003819-L

